

FORMER AEROFAB FACILITY

SANFORD, MAINE



PROPERTY DETAILS	Address:	3 Aerofab Drive and 0 Pioneer Avenue, Sanford, ME
	Size:	0.73 acres
	Former Use:	Dye house, aircraft manufacturing facility
	Contaminants:	Chlorinated volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, petroleum, asbestos-containing material
PARTNERS	Current Use:	Parking lot
	Owner:	Town of Sanford
	Maine Department of Environmental Protection (DEP), Maine Neighborhood Stabilization Program (NSP), Southern Maine Regional Planning Commission (SMRPC), Town of Sanford, Northland Enterprises LLC	

FUNDING DETAILS	EPA Brownfields Assessment Grants (Phase I, 2011 Phase II, and Supplemental Assessments):	\$50,000
	EPA Brownfields Cleanup Grant:	\$400,000
	SMRPC Revolving Loan Fund Subgrant:	\$200,000
	Maine DEP (2008 Phase II Assessment):	\$17,000
HIGHLIGHTS	<ul style="list-style-type: none"> Removed or capped 500 tons of contaminated soil. Green building demolition recycled 95% of materials. New parking lot signals renewed investment in downtown, removes blighted structure, and provides parking to support nearby redevelopment projects. 	

Motivation for Redevelopment: From the 1800s through mid-20th century, the Town of Sanford, Maine was a vibrant mill town home to many sawmills and textile manufacturers. Sanford's economy was devastated when the mills closed in the 1950s, resulting in a loss of 3,500 jobs. Despite recruiting some new industry, the town's economy has never fully recovered. Today, unemployment and poverty rates in Sanford are consistently higher than the county and state rates, and median household income is below the county level. A product of its industrial past, downtown Sanford has more than 30 brownfield sites. Many of these sites are within the Sanford Mills Historic District, a 7.5-acre district that encompasses 14 historic buildings. The dilapidated mill buildings are a constant reminder of the area's hard times, and their redevelopment is at the center of Sanford's downtown revitalization strategy.

Property History: Located adjacent to the Mousam River in downtown Sanford, the former Aerofab building was built in the late 1800s as part of the Sanford Mills complex, a woolen mill. The building was used as a dye house and for storage until the mill closed in the 1950s. In 1960, Lake Aircraft purchased the property and used the facility to fabricate amphibious aircraft components under the Aerofab brand. Lake Aircraft vacated the site in 2002.

Because of the site's former industrial uses, the town suspected that the property had environmental contamination. Using funding from a Community-Wide EPA Brownfields Assessment Grant, the Town conducted Phase I and Phase II Environmental Site Assessments (ESAs). The assessments confirmed the presence of soil and groundwater contamination, including chlorinated volatile organic compounds (VOCs), semi-volatile organic compounds (SVOCs), metals, and petroleum. The abandoned building also contained numerous hazardous substances as well as asbestos-containing materials.

Project Results: In 2009, the Town of Sanford acquired the two parcels that comprise the former Aerofab facility through eminent domain with the intention of remediating and redeveloping the site. The Town used \$400,000 in EPA Brownfields Cleanup Grants and a \$200,000 subgrant from the Southern Maine Regional Planning Commission (SMRPC) to initiate cleanup efforts. In order to fully address the contamination under the building and prevent it from entering the Mousam River, the structure had to be fully removed, an action that required Section 106 historical review. The building deconstruction incorporated concepts from EPA Region 1's Clean and Green Policy for contaminated sites, recycling 95% of materials. Cleanup activities included the removal of an onsite petroleum storage tank and the removal or capping of more than 500 tons of contaminated soil.

The Aerofab property is being redeveloped into a parking lot that will serve the adjacent Sanford Mill, a brownfield redevelopment project that has transformed an abandoned mill into a housing and commercial complex. The 60-space parking lot has the potential to be retrofitted into a multi-story parking facility at a later date. Together with the Sanford Mill redevelopment, the new parking lot signals renewed investment in Sanford's downtown and contributes to revitalization efforts by removing a blighted structure and providing the parking necessary to support nearby projects.

TIMELINE	
Oct. 2007	Phase I ESA completed
May 2008	Phase II ESA completed
June 2009	Updated Phase I ESA completed
June 2009	Town assumes ownership of property
Dec. 2009 – Summer 2011	Site cleanup
Spring 2011	Additional Phase II ESA completed
Fall 2011	Parking lot construction completed